



Correspondence Between Staff and Applicant

Approval Letter



January 27, 2020

John Berry
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

Re: 6-ZN-2019
Fiesta Ranch

Dear John Berry,

This is to advise you that the case referenced above was approved at the January 21, 2020 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4214.

Sincerely,

Doris McClay
Senior Planner



August 1, 2019

John Berry /Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: 6-ZN-2019
Fiesta Ranch

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/11/19. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. The Open Space plan indicates that Vista Corridor washes will be undisturbed NAOS. The grading and drainage plans appear to indicate that there will be significant grading and channeling of the Vista Corridor washes. The Scenic Corridor requirement for Rio Verde is 100 feet and the development plan show 200-feet open space buffer. Please move the development parcels of 5, 6 and 7 to the north reducing the Scenic Corridor and expanding the Vista Corridor wash area. (Section 6.1011 & DSPM 2-1.306).
2. Please update the Open Space plan to indicate disturbed NAOS/Open Space areas based on the grading and drainage plan. Maximum disturbed NAOS is 30% of the required NAOS (Section 6.1060.D.2).
3. Development plan states that a 50-foot landscape on-lot easement will be provided along the western perimeter of Parcel 8 and the southern boundary of Parcel 12. All or a portion of this area should be in a perpetual protected NAOS tract.

Circulation:

4. Please be advised construction of pavement widening along the site frontage to provide a center turn lane (maintaining existing bike lanes) between 136th Street and 144th Street

(turn lane ties into the left-turn lanes at each intersection) plus providing an in-lieu payment for curb and gutter along the site frontage will be required.

5. This widening will include a minimum width of 24 feet of pavement, widening at the intersection of Rio Verde Drive to match the existing cross section on the north side (including separate left-turn lane). Curb and gutter to be provided only on the east side; 6' wide compacted shoulder (no sidewalk). Please note or show on the development plan.
6. Rural/ESL Local Collector street along the 138th Street and 141st Street site frontages will require full width construction, curb and gutter on both sides. A six-foot wide sidewalk to be provided on at least one side of each street. Please note or show on the development plan.

Drainage:

7. Please submit the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Please address the following:
8. The revised drainage report does not allow review and evaluation of the major drainage elements for this zoning case.
9. The grading and drainage plan provided with the 2nd submittal is essentially the same one as provided during the 1st review, which is extremely conceptual and does not provide the required level of detail required for a zoning case.
10. The report has been revised to include calculations for these smaller stormwater inflows; however, these flows are not shown on any of the drainage exhibits or the preliminary G&D plans.
11. Based on a comparison of the electronic HEC-RAS models provided, there are considerable areas where the post-developed 100-year WSEL is more than 1 ft higher than the existing 100-yr WSEL (and two cross sections where the increase is more than 2 ft).
12. Based on the response to comments letter, the Engineer suggests that the significant difference in WSEL is likely due to a datum difference. This potential datum difference should be addressed and must be documented in the drainage report so that comparisons can be made with FEMA WSEL.
13. The zoning application identifies proposed numbers of lots for the various zoning areas as shown on the Development Plan and Open Space Plan. The size and limits of these areas are dependent on the ability to confine and improve the two large washes. For this reason the City must evaluate the viability of the wash improvements. With respect to this issue, as a minimum for the zoning case, the applicant will need to provide typical cross sections and show conceptual designs, limits and locations of wash improvements in plan view. These proposed improvements must be reflected in the proposed conditions hydraulics (HEC-RAS) models.
14. Based on the response to comments letter, the Engineer states that HEC-1 modeling will be conducted at a later stage. Note that the Engineer must provide more detailed information at the next stage of the project (Development Review / Preliminary Plat). The hydrology should include a storage routing analysis of each stormwater storage basin including composite inflow and outflow hydrographs for the 2-, 10- and 100-year storm events. The basins must be shown on an actual Grading & Drainage Plan and not shown conceptually as with this zoning case.

15. Based on the response to comments letter, the Engineer states that more detail will be provided at a later stage. Note that the Engineer must provide hydraulic analyses for these crossings at the next stage of the project (Development Review / Preliminary Plat).
16. Electronic copies of the HEC-RAS models have been provided. Note that detailed hydrologic and hydraulic models will be required at the next stage of the project (Development Review / Preliminary Plat) in order to demonstrate that post-developed conditions do not adversely affect pre-developed conditions.
17. The Warning and Disclaimer of Liability form should be included in the report and signed.

Water and Waste Water:

18. Please submit the revised Water and Waste Water Design Report with the rest of the resubmittal material identified in Attachment A. If a lift station is required on this property, please show proposed location on development plan which would have to be dedicate to the City.
19. Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer/owner will be required to install waterlines along all property frontages (E Rio Verde Dr and N 136th St) at their expense.
 - a. The Developer/Owner shall install a minimum of 12-inch water line across the entire E Rio Verde Dr frontage of the project. This line will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer/Owner.
 - b. The Developer/Owner shall install a minimum of 12-inch water line along N 136th St frontage of the project providing future extension to the south. The Developer/Owner may request a water line payback agreement for partial reimbursement per SRC
20. If development of this project precedes Reata Ranch, the following off-site water line extensions are required:
 - a. The Developer/Owner shall install a 16-inch water line along E Rio Verde Dr from N 122nd St to N 128th St along with a PRV and vault just west of N 128th St. This water line may be credit eligible compliant to SRC.
 - b. The Developer/Owner shall install a 12-inch water line along E Rio Verde Dr from N 128th St to N 136th St. This water line may be credit eligible compliant to SRC.

Significant Policy Related Issues

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Circulation:

21. Construction of sidewalk to be in ultimate location based upon build out of Rio Verde to a minor collector cross section and consistent with the conceptual Rio Verde street improvement design prepared by Maricopa County DOT. Please note or show on the development plan.
22. Please be advised a dedication of a 25-foot radius right-of-way at all street intersections. DSPM Sec. 5-3.123; Fig. 5-3.27. Please note or show on the development plan.

23. Please be advised a Dedication of a safety triangles at all street intersections will be required DSPM 5-3.123; Fig. 5-3.27. Please note or show on the development plan.

Water and Wastewater:

24. Phased development requires master plan to include off-site water per DSPM Sections 6-1.200 and 7-1.200.
25. Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.
26. The area between 136th St and 138th St is in Zone 11E. Therefore, PRV's may be required within the subdivision. Per DSPM Section 6-1.407, the developer shall install PRVs at their expense if pressure is in excess of 120 psi.
27. Water sampling station will be required per DSPM Section 6-1.418.
28. Per 2018 DSPM Figure 6-1.2, water usage shall be 0.69 gpm/DU. Revise water demand calculation.
29. A preliminary hydraulic water modeling including fire flow fire flow condition is required per DSPM Section 6-1.201.
30. Update all off-site sewer demand (Reata Ranch and surroundings in Tables 3 and 4 of BOD Section 6.2.3) calculation using a peaking factor per DSPM Section 7-1.403. Peaking factor per AAC is not acceptable.
31. Requires on-site and off-site sewer capacity analysis in the Final Sewer Basis of Design Report per DSPM Sections 7-1.201 and 7-1.202.
32. Per DSPM Section 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site. The developer shall be financially responsible for the modifications to the existing Lift stations, particularly, SNGC, dual force mains/valves (if Option 1 or 2 in the BOD is chosen) and downstream gravity sewer along E Rio Verde Dr/E Dynamite Blvd (up to Alma School Rd) that will be impacted by this development.
33. Requires backwater valves per DSPM Section 7-1.409.G.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

34. Please clarify what development parcels the Vista Corridor washes are in and what the zoning is proposed for that area.

Water and Wastewater:

35. Requires redesign of Reata Ranch lift station for increased flow.
36. Requires redesign of SNGC lift station for increased flow if Option 1 or 2 in the BOD is chosen.

37. BOD Recommended Option 3 proposes new dual force main along Rio Verde Dr. Need survey and field verification to confirm if there is adequate available easement to run a new set of parallel force mains.
38. BOD Recommended Option 3 proposes in-line sewer booster pump. Provide information on the type of pump.
39. Evaluate Option 2 for further considerations.
40. See BOD redlines for additional comments

Circulation:

41. Phased developments require a master circulation plan indicating phasing, street cross sections, proposed traffic control, etc. This must be approved prior to the approval of any preliminary plats
42. Provide documents that show that the existing Rio Verde and 136th Street right-of-way is dedicated in fee title
43. Construct a roundabout at the 141st Street and Rio Verde Drive intersection. Design may be based upon the recently constructed roundabouts on Rio Verde at 118th Street and 122nd Street (one-lane each direction). Please show on the development plan.
44. Provide an in-lieu payment for one-quarter estimated design and construction costs for a roundabout at the 136th Street and Rio Verde Drive intersection. Costs may be based upon the recently constructed roundabouts on Rio Verde at 118th Street and 122nd Street (one-lane each direction). Please indicate on the development plan.
45. Coordinate all off-site street improvements with the Maricopa County Department of Transportation. Provide documentation that the MCDOT has reviewed the plans and provided comments.
46. Identify all existing and proposed street right-of-way and/or private street tract widths.
47. Identify all proposed street cross sections.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.


In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 42 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **6-ZN-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ NAOS/Open Space Plan
- ☒ Development Plan:

Technical Reports: Please provide one (1) digital copy of each report requested

- ☒ ____ copies of Revised Drainage Report:
- ____ copies of Revised Storm Water Waiver:
- ☒ ____ copies of Revised Water Design Report:

☒ ☐ copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

July 2, 2019

RE: 6-ZN-2019

***Fiesta Ranch K6859
(Key Code)***

Dear Doris:

Below you will find the team response to the 1st review letter dated April 19, 2019.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material.

Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

General Plan/Dynamite Foothills CAP:

1. The General Plan designates Dynamite Boulevard/Rio Verde Drive as a Scenic Corridor – roadways that should provide a sense of openness through natural open space buffering. Furthermore, the General Plan designates “one-mile and half-mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district” as Desert Scenic Roadways – again, the purpose of which is to enhance natural open space along roadways. Consequently, please respond to the following:

- a. Provide a Scenic Corridor/Desert Scenic Corridor Graphic, noting Dynamite Boulevard/Rio Verde Drive as a Scenic Corridor and both the 136th and 141st Street alignments as Desert Scenic Corridors. Please update all graphics to note such.

Response: A Streetscape and Scenic Corridor Plan (Exhibit Q) has been included on page 51 of the narrative.

- b. Provide 50' average, Desert Scenic Corridor setbacks along both the 136th and 141st Street alignments.

Response: 50-foot average Desert Scenic Corridor Setbacks will be provided along both 136th and 141st Streets. This is shown on Exhibit Q: Streetscape & Scenic Corridor Plan.

- c. It is not clear if the 200' Scenic Corridor proposed by the applicant aligns with the area proposed to be zoned as OS along the Rio Verde Drive frontage – please confirm.

Response: A 200-foot scenic corridor will be provided along Rio Verde Drive. This exceeds the required 100-foot vista corridor requirement by 100%. This 200-foot wide area adjacent to Rio Verde Road will be zoned OS PCD ESL. This scenic corridor is shown on Exhibit Q: Streetscape & Scenic Corridor Plan.

2. The General Plan Land Use (Goal 1, Bullet 3 and Goal 5, Bullet 6), Neighborhoods (Goal 4, Bullet 7), and Open Space and Recreation (Goal 1, Bullet 17) Elements discuss the importance of open space connectivity – for pedestrians, bicyclists, and equestrians alike. Furthermore, the Dynamite Foothills Character Area Plan (DFCAP) states that new development adjacent to the McDowell Sonoran Preserve should appropriately transition and connect with this regional open space area (Goal 1, Strategy 7 and Goal 3, Strategy 3). Finally, the DFCAP encourages a connected public trail system (Goal 1, Strategy 2, Bullets 7 & 8). Consequently, please respond to the following:

- a. The Fraesfield Trailhead is located northwest of the subject site, which connects to the northwest corner of 136th Street and Rio Verde Drive via a short trail. With a resubmittal, please provide a trail connection to the southeast corner of 136th Street and Rio Verde, as well as a controlled pedestrian crossing. Please update all graphics to note such.

Consider an offsite improvement of the northwest corner of 136th Street and Rio Verde Drive to ensure the trail connection to the Fraesfield Trailhead is directly accessible to pedestrians from the intersection (**See graphic below**).

Response: This trail connection has been depicted on the Development Plan and trails exhibit. The intersection of 136th & Rio Verde Drive is planned for a roundabout in the future. This roundabout will be constructed by others but will include striped pedestrian approaches upon completion which will provide safe access from the Fiesta Ranch community to the Fraesfield Trailhead.

- b. With a resubmittal, provide an updated narrative response to the above noted goals and policies.

Response: Updated responses to these General Plan Land Use Goals have been included in the narrative.

3. The DFCAP provides direction regarding natural site features – such as boulders – and how the pattern of development may help protect and minimize the disturbance of such (Goal 1, Strategy 2). Page 16 of the narrative states that the property does not contain boulder features that qualify for protection; however, page 25 states that significant boulder features onsite will be retained, and page 27 states that consideration has been given to boulder features within the subject site. Upon reviewing aerials of the subject site, there doesn't appear to be significant boulder outcroppings; however, with a resubmittal please confirm whether boulder outcroppings exist on the subject site, addressing such on the Environmental Features Map. If boulder outcroppings indeed exist, please provide Boulder Easements to preserve these features in their natural location.

Response: The property does not contain boulder features that qualify for protection. The narrative has been revised to more clearly reflect this.

4. The DFCAP promotes the use of site planning techniques which minimize the visual and physical impact of development by protecting the surrounding natural desert areas from construction encroachment (Goal 1, Strategy 3). The initial submittal provides limited information in terms of individual lot layouts and internalized streets within the various parcels/planning units – and therefore, limited information is provided as to how future grading efforts will affect the natural slopes within the overall development site – in particular, parcel/planning units 8, 9, and 10 appear to be the areas of the site which align with the most significant changes in topography. With a resubmittal, please provide further detail, by way of a cuts-and-fill exhibit, noting how future lot layouts and internalized streets may affect the natural desert through site grading.

Response: SEG - Noted; site lotting and road concepts are not yet available. Detailed design will be provided with future submittal.

5. The General Plan (Character & Design Element, Goal 4) and the DFCAP (Goal 1, Strategy 5) state the importance of utilizing native vegetation along streetscapes within this particular area of the community. The narrative states that “Desert landscaping along dedicated street frontages will be maintained and enhanced where appropriate”. With a resubmittal, provide a Streetscape Plan to accompany the PCD development plan. The Streetscape Plan should describe the various types of streetscaping that will be provided along major thoroughfares (Rio Verde Drive and 136th, 138th, and 141st Streets) and internalized streets. Please provide a list of plants and hardscaping materials that will be utilized.

Response: A Streetscape plan has been provided on page 51 of the narrative. Descriptions of the proposed street cross sections, plant palette and design guidelines have been included within the narrative.

6. If further outreach has been conducted since the original submittal, and as a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Response: TS

Zoning:

7. Please be advised termination of the Development Agreement 2004-033-COS will be required prior to scheduling for public hearings.







Response: Noted

8. A land use budget will be established with this proposed PCD district (Zoning Ordinance Section 5.2103). Please provide the number of lots in each comparable district R1-18 and R1-43. Include the approximate number of lots in each area of the development plan for staff to analyze the impact of these areas.







Response: A land use budget has been established and is included on the Development plan and on page 49 of the narrative, see table below:

Development Land Use Budget					
Parcel #	PCD Base Zoning	Gross Area (Acres)	Max. Density per E.S.L.	Max. # Allowed Units	Target # Allowed Units
1	OS	8.7	0	0	0
2	OS	13.7	0	0	0
3	OS	13.1	0	0	0
4	OS	9.2	0	0	0
5	R1-18	19.6	1.87	36	31
6	R1-18	42.3	1.87	79	70
7	R1-43	17.5	0.83	14	11
8	R1-43	11	0.83	9	9
9	R1-18	73.4	1.87	137	105
10	R1-43	23.9	0.83	19	15
11	OS	10.2	0	0	0
12	R1-43	10.2	0.83	8	7
13	R1-43	20.4	0.83	16	12
Total:		273.2			260
Note: The maximum number of units provided within Fiesta Ranch is not to exceed 260. Units may be moved from one parcel to another so long as the total number of units for that parcel does not exceed the maximum number of allowed units per the parcel's E.S.L. zoning category.					

9. The submitted slope analysis table by SEG (see below) doesn't match the areas for each slope category shown in the development plan (Zoning Ordinance Table 6.1060.A). Please revise documents and complete all the information on this Slopes Table.

Slopes Table					
Color	Minimum Slope	Maximum Slope	Area	%REQ	AREA NAOS (SF)
	0%	2%	4797665.23		
	2%	5%	2651724.27		
	5%	10%	4317833.52		
	10%	15%	1580567.41		
	15%	25%	274586.08		
	25%+		28941.10		
TOTAL			13651317.61		

Response: The slope analysis table has been revised to fill in the required NAOS area for each slope category, see completed table below.

Slopes Table					
Color	Minimum Slope	Maximum Slope	Area (AC)	%REQ	AREA NAOS (AC)
	0%	2%	90.66	25	22.67
	2%	5%	51.20	25	12.80
	5%	10%	84.87	35	29.70
	10%	15%	31.66	45	14.25
	15%	25%	4.83	45	2.17
	25%+		0.36	45	0.16
TOTAL			264.05	30.95	81.75

10. Please be advised under Zoning Ordinance Section 6.1083.E.6 setback on the perimeter of a subdivision shall be equal to or greater than the required setbacks of the adjacent parcels. This provision applies to the county RU-43 properties. Please consider a NAOS tract as a buffer between the county properties and the developable areas of this PCD district (Parcel 8). Development plan states that a 50-foot open space on-lot easement will be provided along the western perimeter of Parcel 8. All or a portion of this area should be in a protected NAOS tract. Please provide the amount of NAOS in tracts.

Response: The development plan is in conformance with Zoning Ordinance Section 6.1083.E.6 in that the perimeter setbacks of Fiesta Ranch will be equal to or greater than the required setbacks of the adjacent parcels. The surrounding parcels are zoned Rural-43 and have a minimum rear setback of 40-feet. By providing a 50-foot open space easement across the back of the perimeter lots in Parcel 8, the development plan exceeds this zoning ordinance requirement.

Tract NAOS will be provided within the parcels zoned OS PCD ESL (parcels 1, 2, 3, 4, & 11). This accounts for approximately 45 acres of dedicated tract NAOS area (16% of the net site area). Additional tract NAOS is likely to be provided on the remaining parcels in the platting process, but given the conceptual nature of the development plan, the applicant is unable to commit to specific amounts of additional tract NAOS at this time.

11. Please identify the Vista Corridor area on the proposed development plan and indicate the minimum width of 100 feet (Section 6.1011 & DSPM 2-1.306).

Response: The Vista Corridor area has been identified on the Scenic Corridor Exhibit and on the Development Plan. The Vista Corridor will be 200-feet in width and will be zoned OS PCD ESL.

Circulation:

12. Please be advised with this rezoning request and proposed densification of this area construction of the planned roundabout at E. Rio Verde Drive and N. 136th Street will be required (SRC 48-7).

Response: We include the build out of a roundabout at Rio Verde Drive & 136th Street (to be constructed by others) in our future analyses.

13. Unless other agreements are made, the developer will be responsible for half street construction of a minor arterial street along the Rio Verde site frontage. Coordinate the design with the preliminary design prepared by Maricopa County DOT. The improvements will require off-site transitions back to the existing improvements. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

Response: The applicant anticipates a two-lane roadway cross-section improvement based on existing improvements to the west. Applicant is coordinating with MCDOT.

14. Please revise the TIMA to address the following comments:

- TIMA does not state what improvements development will provide to adjacent roadway network. Half-street responsibility is expected for the development on 136th Street, Rio Verde Drive and 138th Street (portion on south side where development has frontage on one side only).

Response: TIMA will include write up on roadway network improvements to 138th Street and 141st Street. Based on the Planned Community District (PCD) no improvements will be made to 136th Street. A request to make an in-lieu payment for the east half street improvements will be made.

- The TIMA does mention that trails are planned for 136th Street and Rio Verde Drive but does not confirm that the development will construct the portion of the trails along the property frontage.

Response: Based on correspondence with Trails Planner – Transportation Department, applicant will comply with City standards. TIMA will include write-up.

- Page 3 – Right Turn Lanes. The standard is 150' - See DSPM 5-3.123 Right turn lane length of 150' will be required unless more is needed (increase as needed) or 150' is not practical (state reason and decrease as needed with 100' minimum)

Response: TIMA will provide right turn lane analysis including recommended storage length and justification.

- Page 3 – Left turn lanes. Left turn lanes are required at all street intersections on major collectors and arterials (See DSPM 5-3.123) As Rio Verde is classified as a minor arterial, left turn lanes are required.

Response: Left turn lane analysis will be included for the intersection of Rio Verde Drive and 138th Street. A roundabout is proposed for the 141st Street intersection which will negate the need for a westbound left-turn lane at this intersection. The city has plans for a roundabout at the 136th Street intersection. This will negate the need for a westbound left-turn lane in this location.

- Page 8, Last paragraph (Driveway F and 141st Street), last sentence. Possible typo - should "975 feet" be "2,975 feet" instead.

Response: Will revise.

- Page 10, Pedestrian Facilities. States that unpaved trails are planned along Rio Verde Drive and 136th Street.

Response: Will revise write-up to correspond with PCD Narrative

- Page 13, first sentence. Existing/recent traffic counts need to be included as part of the analysis. TIMA indicates the next submittal will include traffic counts at all study intersections, which is expected.

Response: Existing traffic counts will be included in next submittal.

- Figure 6/Figure 7. Trip distribution in Figure 6 is slightly different than distribution demonstrated by projected site traffic volumes in Figure 7. Figure 7 suggests approximately 10% to/from the east and 90% to/from the west. Please review and determine if any changes are necessary.

Response: Will review and revise if necessary.

15. Please be advised and note on plans construction of a Rural/ESL Local Collector street along the 136th Street site frontage will be required, Figure 5.3-16 of the DSPM. DSPM Sec. 5- 3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

Response: Understood. A note has been added. Improvements for east half only.

16. Please be advised a dedication of 50 feet of right-of-way along the 138th Street and 141st Street will be required. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10. Show this dedication on the site plan.

Response: The Development Plan has been revised to show 50' of R/W to be dedicated for 138th Street and 141st Street.

17. Please be advised and note on plans construction of a Rural/ESL Local Collector street along the 138th Street and 141st Street site frontages, Figure 5.3-16 of the DSPM. DSPM Sec. 5- 3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

Response: Understood. A note has been added to the Development Plan.

18. Please be advised SRC 47-80 requires undergrounding existing and proposed overhead wire facilities along and within project boundaries, note on site plan accordingly.

Response: Understood. A note has been added to the Development Plan.

19. Under SRC 48-7 all residential lots shall have frontage on and access to a public or private street. Please update site plan accordingly.

Response: Understood. A note has been added to the Development Plan.

20. Please be advised SRC 48-7, 47-10, and 49-219 require Off-site transportation, stormwater, and water resources improvements along property frontages to existing supporting infrastructure, with associated dedications, required.

Response: Noted

Fire:

21. Please demonstrate minimum drive width of 24' for all streets on site plan (Fire Ord 4283 503.2.1).

Response: A note has been added to the Development Plan stating that all streets will have a minimum drive width of 24-feet.

22. Please note on plans “Key switch/pre-emption sensor” required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).

Response: A note has been added to the Development Plan stating that a Key switch/pre-emption sensor will be provided at all gated entries.

23. Please demonstrate Hydrant spacing, existing and proposed from all streets (Fire Ord. 4283, 507.5.1.2).

Response: A note has been added to the Development Plan stating that hydrant will be in accordance with City of Scottsdale standards.

Drainage:

24. Please submit the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A. Please address the following comments:

- The content and analysis requirements for case or preliminary drainage reports in support of more conceptual development applications such as general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires significantly less information and analysis for the former due to the preliminary nature of these applications. In accordance with the City’s Design Standards and Policies Manual (DSPM) preliminary drainage reports submitted in support of the more conceptual applications should include a 50% level of design and analysis including a preliminary grading and drainage plan to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. Case drainage reports submitted in support of preliminary plat and development review applications should include a 75% level of design and analysis including a preliminary grading and drainage plan to allow an analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. Upon application of a development review application for this development, the case drainage report will need to be updated to meet the 75% level requirement.

Response: SEG - Noted; as discussed with staff, site lotting and road concepts are not yet available. Detailed design will be provided with future submittal.

- [illegible]

Response: SEG - Noted; site lotting and road concepts are not yet available. More detailed design will be provided with future submittal.

- Response: SEG - The report is updated to show the additional control points entering the site from the west. Additional information associated with road crossings will be provided after McDOT coordination if applicable.**

- As noted in the report, there are two major washes passing through the site that are currently designated by the Federal Emergency Management Agency (FEMA) as special flood hazard areas (SFHA) Zone “AE” on Flood Insurance Rate Map (FIRM) Panel 1332M, effective date 11/04/2015.
 - It appears that the proposed development includes encroachment onto the Zone “AE” floodplain limits. Scottsdale Revised Code requires development impacting special flood hazard areas obtain a letter of map revision for the areas of development impacting SFHAs. This will require the preparation and submittal of a conditional letter of map revision (CLOMR), which must be approved by FEMA prior to construction. After construction is complete, the applicant must prepare and submit a letter of map revision (LOMR) which, in accordance with Scottsdale Revised Code Section 37-21, must be approved by FEMA before the City can issue any permits for buildings within proposed SFHAs. The applicant should be aware of the process and substantial timeframe required to obtain approval of the CLOMR and LOMR by FEMA and the associated impact on the project.

Response: SEG - Noted

- Please note that these encroachments must meet requirements in the City’s Stormwater and Floodplain Management Ordinance and DSPM. Increases to the Base Flood Elevation (BFE) must not exceed more than 1 ft.

Response: SEG – Noted, see following response.

- It appears that the HEC-RAS models provided do not tie into the FEMA Effective Model. For example, Rio Verde Wash at 138th Street has a BFE of approximately 2425 feet; however, the Grading Exhibit shows a WSEL of 2427.59, which is an increase of approximately 2.6 feet.

Response: SEG – Noted, datum will be adjusted to coincide with FEMA model. Note the referenced section has the same elevation pre and post.

Therefore, it appears the increase is only due to datum discrepancies.

Additionally, it appears the magnitude of encroachments on both of these washes will be such that there will be little option but to channelize and harden these washes. Current planning will need to be consulted with on this issue.

Response: SEG - Noted

- The report and preliminary grading and drainage plan provide existing and proposed condition 100-year outflows for all outflow locations exiting the development. The outflows in all cases are significantly reduced in the proposed condition. However, no hydrologic calculations were provided as part of the report. As such, how were these outflows determined?

Response: SEG – This project is in an ESL area allowing for pre vs. post retention basis of design. When the site is lotted and roads are designed, HEC-1 modeling will be done to determine flows. The report has been updated accordingly.

- The preliminary grading and drainage plan and report should provide at least a preliminary indication of proposed roadway crossings of more sizable washes. At present the plan is showing crossing for the two major north-south roads over the two

FEMA washes.

Response: SEG - Noted; site lotting and road concepts are not yet available. Detailed design will be provided with future submittal.

- Include an electronic copy of the hydrology and hydraulic models (input and output files) used in this analysis.

Response: SEG - Included with this submittal

- The Warning and Disclaimer of Liability form should be included in the report and signed.

Response: SEG – Will be included after Improvement Plan submittal (plan check number required).

- Because the magnitude of missing design information in this submittal does not allow a thorough analysis of the design and project, there will likely be additional review comments upon review of subsequent submittals of this case.

Response: SEG - Noted

- We will request that you meet with stormwater management staff to discuss the project and stormwater related issues prior to the 2nd submittal.

Response: SEG – Meeting with staff has occurred. It was agreed that design for this resubmittal would remain based on general concepts of zoning and will not require specific lotting layouts.

Water and Wastewater:

25. Please submit the revised Water and Wastewater Design Report with the rest of the resubmittal material identified in Attachment A. If a lift station is required on this property, please show proposed location on development plan which would have to be dedicated to the City.

Response: SEG – Done. LS site indicated on report exhibits.

26. Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer/owner will be required to install waterlines along all property frontages (E Rio Verde Dr and N 136th St) at their expense.
- a. The Developer/Owner shall install a minimum of 12-inch water line across the entire E Rio Verde Dr frontage of the project. This line will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer/Owner.

Response: SEG – 12" line extended along frontage and responsibility for cost noted in the report.

- b. The Developer/Owner shall install a minimum of 12-inch water line along N 136th St frontage of the project providing future extension to the south. The Developer/Owner may request a water line payback agreement for partial reimbursement per SRC

Response: SEG – 12" line extended along frontage and option to request a payback agreement noted in the report.

27. If development of this project precedes Reata Ranch, the following off-site waterline extensions are required:

- a. The Developer/Owner shall install a 16-inch water line along E Rio Verde Dr from N 122nd St to N 128th St along with a PRV and vault just west of N 128th St. This water line may be credit eligible compliant to SRC.

Response: SEG – extension requirement and credit provision noted in the report.

- b. The Developer/Owner shall install a 12-inch water line along E Rio Verde Dr from N 128th St to N 136th St. This water line may be credit eligible compliant to SRC.

Response: SEG – see comment A in line 26 above.

Archaeology:

28. Please revise the Class III Cultural Resource Survey (SRSF) for Case 6-ZN-2019 Fiesta Ranch as follows:

- a. In Section 2b, AAA Permit No.: as the project is on private land and does not involve a site with an ASM designation, AAA permit does not apply. Please revise accordingly.

Response: Revised

- b. In Section 4g, Applicable Regulations: revise the reference is to Scottsdale Revised Code, Chapter 46, Article VI instead of Section VI.

Response: Revised

- c. In Section 4g, Applicable Regulations: the project is on private land, ARS §41-865 also applies. Please revise accordingly.

Response: Revised

- d. In Section 5, Description of Project/Undertaking: project description is very brief; does not cite ARS §41-865, and refers to Scottsdale Revised Code, Chapter 46, Section VI. Please revise accordingly and revise the reference to SRC Article VI instead of Section VI.

Response: Revised

- e. In Section 6, Project Area/Area of Potential Effects (APE): authors use APE, but as the project is not a federal undertaking, APE does not apply. Please revise accordingly.

Response: Revised

- f. In Section 9f, Vegetation: comments indicate the current conditions, but not historical conditions. Please revise accordingly.

Response: Revised

- g. In Section 12, Background Research Sources, subsection 12j, Other: comments do not indicate the City of Scottsdale Historic Preservation Office as a source. Please clarify whether City of Scottsdale Historic Preservation Office was used as a source.

Response: Revised

- h. In Section 13, Background Research Results: review area buffer is not defined but is shown as encompassing 1 mile in Class I results maps. Please revise accordingly.

Response: Revised

- i. In Table 13a, Previous Projects within Study Area: the reference for 2000-539.ASM is

Wenker 2000 on the table but is listed as Wenker 1998 in References Cited. Please revise accordingly.

Response: Revised

- j. In References Cited: Wenker 1998 is cited as Wenker 2000 in Table 13a. Please revise accordingly.

Response: Revised

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following: Circulation:

29. Please be advised and show on plans construction of a minimum 8-foot wide sidewalk along the Rio Verde frontage as part of the minor arterial street improvements

Response: An 8-foot sidewalk will be provided along the Rio Verde frontage as part of the minor street improvements. This has been identified in the narrative and on the circulation plan.

30. Please be advised and show on plans construction of an eastbound right-turn deceleration lanes at the 138th Street and 141st Street intersections. DSPM 5-3.123, COS Std. Detail A#2225.

Response: An eastbound right-turn deceleration lane has been shown at the 138th Street intersection. A roundabout is proposed for the 141st Street intersection which will negate the need for an eastbound right-turn deceleration lane at this intersection.

31. Please be advised and show on plans construction of a westbound left-turn lanes at the 136th Street, 138th Street, and 141st Street intersections. DSPM 5-3.123, COS Std. Detail A#2225

Response: A westbound left-turn lane has been shown at the 138th Street intersection. A roundabout is proposed for the 141st Street intersection which will negate the need for a westbound left-turn lane at this intersection. The city has plans for a roundabout at the 136th Street intersection. This will negate the need for a westbound left-turn lane in this location.

32. Please be advised and show on plans construction of a minimum 6-foot wide unpaved multi- use trail along the Rio Verde and 136th Street site frontages. These trails need to be provided within a 25-foot wide public non-motorized access easement. DSPM Sec. 8-3.200, Trail Classifications, 8-3.203.

Response: An 8-foot wide unpaved multi-use trail will be provided along the Rio Verde and 136th Street frontages. These trails will be located within a 25-foot wide public non-motorized access easement.

Site:

33. Please provide a cross section of the future lots within parcel areas adjacent to existing houses to identify expected fill and difference in finished floor of new houses and the existing houses. Please also provide a cut and fill exhibit especially in Parcels 12, 13 and 8 (City's Sensitive Design Principles).

Response: SEG - Noted; site lotting and road concepts are not yet available. Detailed design

will be provided with future submittal.

34. Please provide a 20-foot wide NAOS tract buffer along the south property line within Parcels 12, 13 and 8.

Response: A 50-foot open space easement will be provided along the south perimeter of parcels 12 and 13 and along the west perimeter parcel 8. A 30-foot side setback will be provided along the south perimeter of parcel 8. Zoning Ordinance Section 6.1083.E.6 requires that the perimeter setbacks of Fiesta Ranch will be equal to or greater than the required setbacks of the adjacent parcels. The land adjacent to parcels 12, 13 and 8 is zoned Rural-43 and have a minimum rear setback of 40 feet and a minimum side setback of 30 feet. By providing a 50-foot open space easement across the back of the perimeter lots in parcels 12, 13 and 8 and a 30-foot side setback on the south perimeter of parcel 8, the development plan meets/exceeds this zoning ordinance requirement.

See comment #10 for further discussion of tract NAOS.

Water and Wastewater:

35. Phased development requires master plan to include off-site water and sewer analyses per DSPM Sections 6-1.200 and 7-1.200.

Response: SEG – noted in report.

36. Water and sewer systems and BODs for the proposed development shall be per the City of Scottsdale DSPM 2018.

Response: SEG – noted in report.

37. Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.

Response: SEG – requirements for offsite and onsite infrastructure noted in the report. The zoning application utilizes bubble schematics representing proposed clustering and densities. Onsite master utility plans will be provided with a preliminary plat submittal.

38. Per DSPM Section 6-1.201, a certified/witnessed fire hydrant flow test will be required.

Response: SEG – performed and included as an exhibit in the report.

39. Per DSPM Section 6-1.402, all new water mains must be designed and constructed in a looped configuration with a minimum of two water sources.

Response: SEG – water lines are looped as required by the DS+PM.

40. The area between 136th St and 138th St is in Zone 11E. Therefore, PRV's may be required within the subdivision. Per DSPM Section 6-1.407, the developer shall install PRVs at their expense if pressure is in excess of 120 psi.

Response: SEG – two PRV's provided at the looped connections along 136th Street.

41. Water sampling station will be required per DSPM Section 6-1.418.

Response: SEG – will be noted in the final report.

42. Per 2018 DSPM Figure 6-1.2, gpm calculation shall be based on 12-hr active water use. Revise water demand calculation.

Response: SEG – water calcs revised to use the higher demand.

43. A preliminary hydraulic water modeling including fire flow fire flow condition is required per DSPM Section 6-1.201.

Response: SEG – A WaterCad model will be provided with the preliminary plat submittal. The FH flow test confirmed adequate flow is available to this project to meet the stated max day + fire flow demand.

44. Update all sewer demand calculation using a peaking factor of “4” per DSPM Section 7-1.403. Peaking factor per AAC is not acceptable.

Response: SEG – done.

45. Requires on-site and off-site sewer capacity analysis in the Final Sewer Basis of Design Report per DSPM Sections 7-1.201 and 7-1.202.

Response: SEG – shown in the report along with the results of flow monitoring near Alma School Drive.

46. Per DSPM Section 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site. The developer shall be financially responsible for the modifications to the existing Lift stations, particularly, SNGC, dual force mains/valves and downstream gravity sewer along E Rio Verde Dr/E Dynamite Blvd (up to Alma School Rd) that will be impacted by this development. This analysis may also require sewer flow monitoring along the said corridor.

Response: SEG – noted with further detail in the report.

47. Requires backwater valves per DSPM Section 7-1.409.G.

Response: SEG – all lots will be provided backwater valves per the DS+PM.

Fire:

48. Please demonstrate divided entrances and drive thru by pass lanes shall be 20’ wide min. (DS&PM 2-1.303(2)).

Response: All divided entrances shall be a minimum of 20’ wide. This has been noted on the Development Plan.

49. Please provide turn-around for emergency vehicles at end of dead-end over 300’ (DS&PM 2-1.303(8)).

Response: A turn-around for emergency vehicles will be provided at terminus of all dead-ends over 300’ in length. This has been noted on the Development Plan.

50. Please demonstrate secondary access (DS&PM 2-1.303(B)).

Response: Secondary access will be provided where necessary in conformance with DS&PM 2-1.303 (B)

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

51. With a resubmittal, provide a clearer representation of the NAOS acreages provided by this proposal. Page 38 of the narrative states that “NAOS easements will be designated over the land zoned OS, in tracts, and as part of lots within the development”. Furthermore, page 49 of the narrative states that all OS-zoned areas will be provided as NAOS, “comprising approximately 45 acres”; however, the NAOS Open Space Plan states that these same OS- zoned areas add up to 56.3 acres. Please provide greater detail as to the acreage of NAOS that will be provided through this proposal – as well as clearer detail as to acreages that will be provided in each parcel/planning unit.

Response: The NAOS acreages provided in the narrative and on the NAOS Open Space plan have been revised for clarity. To summarize, parcels 1, 2, 3, 4 & 11 will be zoned OS PDC ESL. Combined, these parcels consist of 56.3 gross acres and 45 net acres. Because NAOS is only dedicated on the net site area, a total of 45 acres of NAOS will be dedicated within these parcels, see table below.

OS PCD ELS Parcel Summary				
Parcel #	Zoning	Gross Area (Acres)	Net Area (Acres)	NAOS to be dedicated (Acres)
1	OS PCD ESL	8.7	5.7	5.7
2	OS PCD ESL	13.7	8.9	8.9
3	OS PCD ESL	14.5	11.2	11.2
4	OS PCD ESL	9.2	9.2	9.2
11	OS PCD ESL	10.2	10	10
Total:		56.3	45	45

52. When reviewing the graphics as submitted, it does not appear that the OS-zoned portions of the property will fall within the overall PCD; however, the narrative states that the OS is indeed part of the PCD. With a resubmittal, please update all graphics to note the proposal of OS PCD ESL in all open space areas.

Response: Graphics have been updated to confirm that parcels 1, 2, 3, 4 & 11 will be zoned OS PCD ESL and will be included within the overall PDC.

53. Parcel/Planning Unit 8 – how is access being provided for adjacent property owners to the West?

Response: The access for the properties adjacent to parcel 8 will be unaffected by this development plan. These properties front onto 137th Street and have access to Rio Verde Road via 136th Street via existing easements.

54. It is not clear how many units are proposed within each parcel/planning unit. With a resubmittal, please clarify the proposed amount specific to each parcel/planning unit.

Response: A Development Plan Land Use Budget has been included within the narrative identifying the target unit count for each parcel as well as the maximum unit count for each parcel. See comment #8.

Circulation:

55. Phased developments require a master circulation plan indicating phasing, street cross sections, proposed traffic control, etc. This must be approved prior to the approval of any preliminary plats.

Response: Noted

56. Provide documents that show that the existing Rio Verde and 136th Street right-of-way is dedicated in fee title.

Response: SEG – All dedication of easements / ROW's will be submitted via a MOD or Plat

57. Provide an internal east-west connector street between 141st Street and 136th Street to provide access to the 136th Street and Rio Verde intersection.

Response: The proposed roundabout 141st Street will provide a traffic control option to allow for safe access to Rio Verde and will negate the need for an internal east-west connection street between the two streets.

Water and Wastewater:

58. The name of the development in the cover page identifies as "Fiesta Ranch". However, the report content identifies the development as Wildcat Ridge. Please update.

Response: SEG – corrected.

59. Exhibit 4 – Force Main Data: The gravity sewer line near LS47 as well as LS47 wet well need to be evaluated for flows from Reata Ranch and Wildcat.

Response: SEG – information provided in the report.

60. Exhibit 4 – Force Main Data: Update all sewer demand calculation using a peaking factor of "4" per DSPM Section 7-1.403.

Response: SEG – revised.

If you have any questions regarding the written responses above, please do not hesitate to contact me.

Very truly yours,



Michele Hammond

Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **6-ZN-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ One copy: Revised Narrative for Project

☒ Development Plan:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ NAOS Plan:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Slope Analysis:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Other Supplemental Materials:

TIMA

Technical Reports: Please include one (1) digital copy with each report

- ☒ _____ Revised Drainage Report:
- ☒ _____ Revised Storm Water Waiver:
- ☒ _____ Revised Water Design Report:
- ☒ _____ Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



April 19, 2019

John Berry
John Berry /Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: 6-ZN-2019
Fiesta Ranch
K6859 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/15/19. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

General Plan/Dynamite Foothills CAP:

1. The General Plan designates Dynamite Boulevard/Rio Verde Drive as a Scenic Corridor – roadways that should provide a sense of openness through natural open space buffering. Furthermore, the General Plan designates “one-mile and half-mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district” as Desert Scenic Roadways – again, the purpose of which is to enhance natural open space along roadways. Consequently, please respond to the following:
 - a. Provide a Scenic Corridor/Desert Scenic Corridor Graphic, noting Dynamite Boulevard/Rio Verde Drive as a Scenic Corridor and both the 136th and 141st Street alignments as Desert Scenic Corridors. Please update all graphics to note such.
 - b. Provide 50' average, Desert Scenic Corridor setbacks along both the 136th and 141st Street alignments.
 - c. It is not clear if the 200' Scenic Corridor proposed by the applicant aligns with the area proposed to be zoned as OS along the Rio Verde Drive frontage – please confirm.







2. The General Plan Land Use (Goal 1, Bullet 3 and Goal 5, Bullet 6), Neighborhoods (Goal 4, Bullet 7), and Open Space and Recreation (Goal 1, Bullet 17) Elements discuss the importance of open space connectivity – for pedestrians, bicyclists, and equestrians alike. Furthermore, the Dynamite Foothills Character Area Plan (DFCAP) states that new development adjacent to the McDowell Sonoran Preserve should appropriately transition and connect with this regional open space area (Goal 1, Strategy 7 and Goal 3, Strategy 3). Finally, the DFCAP encourages a connected public trail system (Goal 1, Strategy 2, Bullets 7 & 8). Consequently, please respond to the following:
 - a. The Fraesfield Trailhead is located northwest of the subject site, which connects to the northwest corner of 136th Street and Rio Verde Drive via a short trail. With a resubmittal, please provide a trail connection to the southeast corner of 136th Street and Rio Verde, as well as a controlled pedestrian crossing. Please update all graphics to note such.
 - b. Consider an offsite improvement of the northwest corner of 136th Street and Rio Verde Drive to ensure the trail connection to the Fraesfield Trailhead is directly accessible to pedestrians from the intersection (**See graphic below**).
 - c. With a resubmittal, provide an updated narrative response to the above noted goals and policies.
3. The DFCAP provides direction regarding natural site features – such as boulders – and how the pattern of development may help protect and minimize the disturbance of such (Goal 1, Strategy 2). Page 16 of the narrative states that the property does not contain boulder features that qualify for protection; however, page 25 states that significant boulder features onsite will be retained, and page 27 states that consideration has been given to boulder features within the subject site. Upon reviewing aerials of the subject site, there doesn't appear to be significant boulder outcroppings; however, with a resubmittal please confirm whether boulder outcroppings exist on the subject site, addressing such on the Environmental Features Map. If boulder outcroppings indeed exist, please provide Boulder Easements to preserve these features in their natural location.
4. The DFCAP promotes the use of site planning techniques which minimize the visual and physical impact of development by protecting the surrounding natural desert areas from construction encroachment (Goal 1, Strategy 3). The initial submittal provides limited information in terms of individual lot layouts and internalized streets within the various parcels/planning units – and therefore, limited information is provided as to how future grading efforts will affect the natural slopes within the overall development site – in particular, parcel/planning units 8, 9, and 10 appear to be the areas of the site which align with the most significant changes in topography. With a resubmittal, please provide further detail, by way of a cuts-and-fill exhibit, noting how future lot layouts and internalized streets may affect the natural desert through site grading.
5. The General Plan (Character & Design Element, Goal 4) and the DFCAP (Goal 1, Strategy 5) state the importance of utilizing native vegetation along streetscapes within this particular area of the community. The narrative states that “Desert landscaping along dedicated street frontages will be maintained and enhanced where appropriate”. With a resubmittal, provide a Streetscape Plan to accompany the PCD development plan. The Streetscape Plan should describe the various types of streetscaping that will be provided along major thoroughfares

(Rio Verde Drive and 136th, 138th, and 141st Streets) and internalized streets. Please provide a list of plants and hardscaping materials that will be utilized.

6. If further outreach has been conducted since the original submittal, and as a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Zoning:

7. Please be advised termination of the Development Agreement 2004-033-COS will be required prior to scheduling for public hearings.
8. A land use budget will be established with this proposed PCD district (Zoning Ordinance Section 5.2103). Please provide the number of lots in each comparable district R1-18 and R1-43. Include the approximate number of lots in each area of the development plan for staff to analyze the impact of these areas.
9. The submitted slope analysis table by SEG (see below) doesn't match the areas for each slope category shown in the development plan (Zoning Ordinance Table 6.1060.A). Please revise documents and complete all the information on this Slopes Table.

Slopes Table					
Color	Minimum Slope	Maximum Slope	Area	%REQ	AREA NAOS (SF)
	0%	2%	4797665.23		
	2%	5%	2651724.27		
	5%	10%	4317833.52		
	10%	15%	1580567.41		
	15%	25%	274586.08		
	25%+		28941.10		
TOTAL			13651317.61		

10. Please be advised under Zoning Ordinance Section 6.1083.E.6 setback on the perimeter of a subdivision shall be equal to or greater than the required setbacks of the adjacent parcels. This provision applies to the county RU-43 properties. Please consider a NAOS tract as a buffer between the county properties and the developable areas of this PCD district (Parcel 8). Development plan states that a 50-foot open space on-lot easement will be provided along the western perimeter of Parcel 8. All or a portion of this area should be in a protected NAOS tract. Please provide the amount of NAOS in tracts.
11. Please identify the Vista Corridor area on the proposed development plan and indicate the minimum width of 100 feet (Section 6.1011 & DSPM 2-1.306).

Circulation:

12. Please be advised with this rezoning request and proposed densification of this area construction of the planned roundabout at E. Rio Verde Drive and N. 136th Street will be required (SRC 48-7).
13. Unless other agreements are made, the developer will be responsible for half street construction of a minor arterial street along the Rio Verde site frontage. Coordinate the design with the preliminary design prepared by Maricopa County DOT. The improvements

will require off-site transitions back to the existing improvements. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

14. Please revise the TIMA to address the following comments:

- TIMA does not state what improvements development will provide to adjacent roadway network. Half-street responsibility is expected for the development on 136th Street, Rio Verde Drive and 138th Street (portion on south side where development has frontage on one side only).
- The TIMA does mention that trails are planned for 136th Street and Rio Verde Drive but does not confirm that the development will construct the portion of the trails along the property frontage.
- Page 3 – Right Turn Lanes. The standard is 150' - See DSPM 5-3.123 Right turn lane length of 150' will be required unless more is needed (increase as needed) or 150' is not practical (state reason and decrease as needed with 100' minimum)
- Page 3 – Left turn lanes. Left turn lanes are required at all street intersections on major collectors and arterials (See DSPM 5-3.123) As Rio Verde is classified as a minor arterial, left turn lanes are required.
- Page 8, Last paragraph (Driveway F and 141st Street), last sentence. Possible typo - should "975 feet" be "2,975 feet" instead.
- Page 10, Pedestrian Facilities. States that unpaved trails are planned along Rio Verde Drive and 136th Street.
- Page 13, first sentence. Existing/recent traffic counts need to be included as part of the analysis. TIMA indicates the next submittal will include traffic counts at all study intersections, which is expected.
- Figure 6/Figure 7. Trip distribution in Figure 6 is slightly different than distribution demonstrated by projected site traffic volumes in Figure 7. Figure 7 suggests approximately 10% to/from the east and 90% to/from the west. Please review and determine if any changes are necessary.

15. Please be advised and note on plans construction of a Rural/ESL Local Collector street along the 136th Street site frontage will be required, Figure 5.3-16 of the DSPM. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

16. Please be advised a dedication of 50 feet of right-of-way along the 138th Street and 141st Street will be required. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-10. Show this dedication on the site plan.

17. Please be advised and note on plans construction of a Rural/ESL Local Collector street along the 138th Street and 141st Street site frontages, Figure 5.3-16 of the DSPM. DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22.

18. Please be advised SRC 47-80 requires undergrounding existing and proposed overhead wire facilities along and within project boundaries, note on site plan accordingly.

19. Under SRC 48-7 all residential lots shall have frontage on and access to a public or private street. Please update site plan accordingly.

20. Please be advised SRC 48-7, 47-10, and 49-219 require Off-site transportation, stormwater, and water resources improvements along property frontages to existing supporting infrastructure, with associated dedications, required.

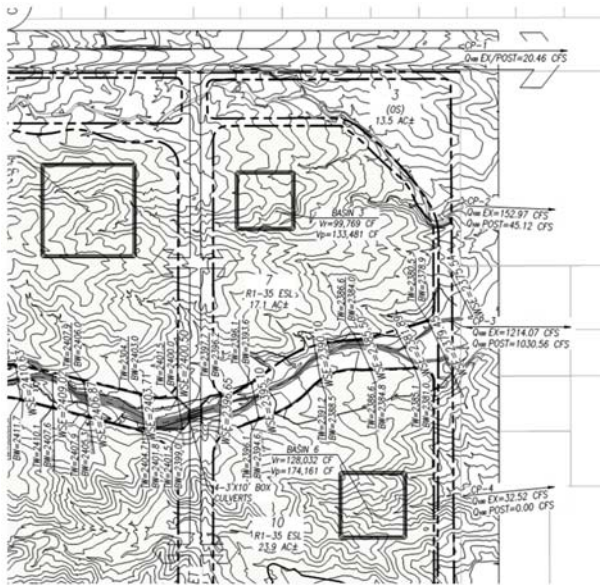
Fire:

21. Please demonstrate minimum drive width of 24' for all streets on site plan (Fire Ord 4283 503.2.1).
22. Please note on plans "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).
23. Please demonstrate Hydrant spacing, existing and proposed from all streets (Fire Ord. 4283, 507.5.1.2).

Drainage:

24. Please submit the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A. Please address the following comments:
- The content and analysis requirements for case or preliminary drainage reports in support of more conceptual development applications such as general plan amendments and zoning applications are not the same as those for case drainage reports in support of development review or preliminary plat applications. The City requires significantly less information and analysis for the former due to the preliminary nature of these applications. In accordance with the City's Design Standards and Policies Manual (DSPM) preliminary drainage reports submitted in support of the more conceptual applications should include a 50% level of design and analysis including a preliminary grading and drainage plan to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. Case drainage reports submitted in support of preliminary plat and development review applications should include a 75% level of design and analysis including a preliminary grading and drainage plan to allow an analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. Upon application of a development review application for this development, the case drainage report will need to be updated to meet the 75% level requirement.
 - The City acknowledges it is difficult to provide even a moderate level of detail of the proposed development and its associated grading and stormwater plan as part of larger developments and the City ordinarily does not require as much detail for these items on larger developments. However, the preliminary grading and drainage plan submitted as part of the preliminary drainage report is extremely conceptual in nature. For existing features, the plan is showing topography, existing parcels lines, and FEMA floodplains. For proposed features, the preliminary drainage plan appears to be only showing conceptual stormwater storage basins, major north-south street crossing of washes, and potential floodplain encroachments of the two major floodplains affecting the site. The preliminary grading and drainage plan does not provide any information on the locations or layout of potential roadways, or areas of lots, open space areas, and the realistic locations and design for stormwater storage basins. A copy of a portion of the plan is attached for reference. As a minimum, the plan should be based on a conceptual land plan that shows potential major internal streets, areas to be used for future

lots, and potential stormwater storage and open space areas to provide a basic presentation of and allow a basic review of the layout of the development and the stormwater management system; at present this can not be done.



- There are a number of smaller stormwater inflows into the development site other than the two large washes that are mapped flood zones. The report should be updated to include off-site hydrology for these inflows and show the incoming 100-year flow rates on the preliminary grading and drainage plan. In particular, washes with 100-year flow rates of 50 cfs or greater should be apparent from reviewing the plan.
- As noted in the report, there are two major washes passing through the site that are currently designated by the Federal Emergency Management Agency (FEMA) as special flood hazard areas (SFHA) Zone “AE” on Flood Insurance Rate Map (FIRM) Panel 1332M, effective date 11/04/2015.
 - It appears that the proposed development includes encroachment onto the Zone “AE” floodplain limits. Scottsdale Revised Code requires development impacting special flood hazard areas obtain a letter of map revision for the areas of development impacting SFHAs. This will require the preparation and submittal of a conditional letter of map revision (CLOMR), which must be approved by FEMA prior to construction. After construction is complete, the applicant must prepare and submit a letter of map revision (LOMR) which, in accordance with Scottsdale Revised Code Section 37-21, must be approved by FEMA before the City can issue any permits for buildings within proposed SFHAs. The applicant should be aware of the process and substantial timeframe required to obtain approval of the CLOMR and LOMR by FEMA and the associated impact on the project.
 - Please note that these encroachments must meet requirements in the City’s Stormwater and Floodplain Management Ordinance and DSPM. Increases to the Base Flood Elevation (BFE) must not exceed more than 1 ft.

- It appears that the HEC-RAS models provided do not tie into the FEMA Effective Model. For example, Rio Verde Wash at 138th Street has a BFE of approximately 2425 feet; however, the Grading Exhibit shows a WSEL of 2427.59, which is an increase of approximately 2.6 feet.

Additionally, it appears the magnitude of encroachments on both of these washes will be such that there will be little option but to channelize and harden these washes. Current planning will need to be consulted with on this issue.

- The report and preliminary grading and drainage plan provide existing and proposed condition 100-year outflows for all outflow locations exiting the development. The outflows in all cases are significantly reduced in the proposed condition. However, no hydrologic calculations were provided as part of the report. As such, how were these outflows determined?
- The preliminary grading and drainage plan and report should provide at least a preliminary indication of proposed roadway crossings of more sizable washes. At present the plan is showing crossing for the two major north-south roads over the two FEMA washes.
- Include an electronic copy of the hydrology and hydraulic models (input and output files) used in this analysis.
- The Warning and Disclaimer of Liability form should be included in the report and signed.
- Because the magnitude of missing design information in this submittal does not allow a thorough analysis of the design and project, there will likely be additional review comments upon review of subsequent submittals of this case.
- We will request that you meet with stormwater management staff to discuss the project and stormwater related issues prior to the 2nd submittal.

Water and Waste Water:

25. Please submit the revised Water and Waste Water Design Report with the rest of the resubmittal material identified in Attachment A. If a lift station is required on this property, please show proposed location on development plan which would have to be dedicate to the City.
26. Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer/owner will be required to install waterlines along all property frontages (E Rio Verde Dr and N 136th St) at their expense.
 - a. The Developer/Owner shall install a minimum of 12-inch water line across the entire E Rio Verde Dr frontage of the project. This line will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer/Owner.
 - b. The Developer/Owner shall install a minimum of 12-inch water line along N 136th St frontage of the project providing future extension to the south. The Developer/Owner may request a water line payback agreement for partial reimbursement per SRC
27. If development of this project precedes Reata Ranch, the following off-site water line extensions are required:

- a. The Developer/Owner shall install a 16-inch water line along E Rio Verde Dr from N 122nd St to N 128th St along with a PRV and vault just west of N 128th St. This water line may be credit eligible compliant to SRC.
- b. The Developer/Owner shall install a 12-inch water line along E Rio Verde Dr from N 128th St to N 136th St. This water line may be credit eligible compliant to SRC.

Archaeology:

28. Please revise the Class III Cultural Resource Survey (SRSF) for Case 6-ZN-2019 Fiesta Ranch as follows:

- a. In Section 2b, AAA Permit No.: as the project is on private land and does not involve a site with an ASM designation, AAA permit does not apply. Please revise accordingly.
- b. In Section 4g, Applicable Regulations: revise the reference is to Scottsdale Revised Code, Chapter 46, Article VI instead of Section VI.
- c. In Section 4g, Applicable Regulations: the project is on private land, ARS §41-865 also applies. Please revise accordingly.
- d. In Section 5, Description of Project/Undertaking: project description is very brief; does not cite ARS §41-865, and refers to Scottsdale Revised Code, Chapter 46, Section VI. Please revise accordingly and revise the reference to SRC Article VI instead of Section VI.
- e. In Section 6, Project Area/Area of Potential Effects (APE): authors use APE, but as the project is not a federal undertaking, APE does not apply. Please revise accordingly.
- f. In Section 9f, Vegetation: comments indicate the current conditions, but not historical conditions. Please revise accordingly.
- g. In Section 12, Background Research Sources, subsection 12j, Other: comments do not indicate the City of Scottsdale Historic Preservation Office as a source. Please clarify whether City of Scottsdale Historic Preservation Office was used as a source.
- h. In Section 13, Background Research Results: review area buffer is not defined but is shown as encompassing 1 mile in Class I results maps. Please revise accordingly.
- i. In Table 13a, Previous Projects within Study Area: the reference for 2000-539.ASM is Wenker 2000 on the table but is listed as Wenker 1998 in References Cited. Please revise accordingly.
- j. In References Cited: Wenker 1998 is cited as Wenker 2000 in Table 13a. Please revise accordingly.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Circulation:

29. Please be advised and show on plans construction of a minimum 8-foot wide sidewalk along the Rio Verde frontage as part of the minor arterial street improvements
30. Please be advised and show on plans construction of an eastbound right-turn deceleration lanes at the 138th Street and 141st Street intersections. DSPM 5-3.123, COS Std. Detail A#2225.

31. Please be advised and show on plans construction of a westbound left-turn lanes at the 136th Street, 138th Street, and 141st Street intersections. DSPM 5-3.123, COS Std. Detail A#2225
32. Please be advised and show on plans construction of a minimum 6-foot wide unpaved multi-use trail along the Rio Verde and 136th Street site frontages. These trails need to be provided within a 25-foot wide public non-motorized access easement. DSPM Sec. 8-3.200, Trail Classifications, 8-3.203.

Site:

33. Please provide a cross section of the future lots within parcel areas adjacent to existing houses to identify expected fill and difference in finished floor of new houses and the existing houses. Please also provide a cut and fill exhibit especially in Parcels 12, 13 and 8 (City's Sensitive Design Principles).
34. Please provide a 20-foot wide NAOS tract buffer along the south property line within Parcels 12, 13 and 8.

Water and Wastewater:

35. Phased development requires master plan to include off-site water and sewer analyses per DSPM Sections 6-1.200 and 7-1.200.
36. Water and sewer systems and BODs for the proposed development shall be per the City of Scottsdale DSPM 2018.
37. Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.
38. Per DSPM Section 6-1.201, a certified/witnessed fire hydrant flow test will be required.
39. Per DSPM Section 6-1.402, all new water mains must be designed and constructed in a looped configuration with a minimum of two water sources.
40. The area between 136th St and 138th St is in Zone 11E. Therefore, PRV's may be required within the subdivision. Per DSPM Section 6-1.407, the developer shall install PRVs at their expense if pressure is in excess of 120 psi.
41. Water sampling station will be required per DSPM Section 6-1.418.
42. Per 2018 DSPM Figure 6-1.2, gpm calculation shall be based on 12-hr active water use. Revise water demand calculation.
43. A preliminary hydraulic water modeling including fire flow fire flow condition is required per DSPM Section 6-1.201.
44. Update all sewer demand calculation using a peaking factor of "4" per DSPM Section 7-1.403. Peaking factor per AAC is not acceptable.
45. Requires on-site and off-site sewer capacity analysis in the Final Sewer Basis of Design Report per DSPM Sections 7-1.201 and 7-1.202.
46. Per DSPM Section 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site. The developer shall be financially responsible for the modifications to the existing Lift stations, particularly, SNGC, dual force mains/valves and downstream gravity sewer along E Rio Verde Dr/E Dynamite Blvd (up to Alma School Rd) that will be impacted by this development. This analysis may also require sewer flow monitoring along the said corridor.

47. Requires backwater valves per DSPM Section 7-1.409.G.

Fire:

48. Please demonstrate divided entrances and drive thru by pass lanes shall be 20' wide min. (DS&PM 2-1.303(2)).

49. Please provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)).

50. Please demonstrate secondary access (DS&PM 2-1.303(B)).

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

51. With a resubmittal, provide a clearer representation of the NAOS acreages provided by this proposal. Page 38 of the narrative states that "NAOS easements will be designated over the land zoned OS, in tracts, and as part of lots within the development". Furthermore, page 49 of the narrative states that all OS-zoned areas will be provided as NAOS, "comprising approximately 45 acres"; however, the NAOS Open Space Plan states that these same OS-zoned areas add up to 56.3 acres. Please provide greater detail as to the acreage of NAOS that will be provided through this proposal – as well as clearer detail as to acreages that will be provided in each parcel/planning unit.

52. When reviewing the graphics as submitted, it does not appear that the OS-zoned portions of the property will fall within the overall PCD; however, the narrative states that the OS is indeed part of the PCD. With a resubmittal, please update all graphics to note the proposal of OS PCD ESL in all open space areas.

53. Parcel/Planning Unit 8 – how is access being provided for adjacent property owners to the West?

54. It is not clear how many units are proposed within each parcel/planning unit. With a resubmittal, please clarify the proposed amount specific to each parcel/planning unit.

Circulation:

55. Phased developments require a master circulation plan indicating phasing, street cross sections, proposed traffic control, etc. This must be approved prior to the approval of any preliminary plats.

56. Provide documents that show that the existing Rio Verde and 136th Street right-of-way is dedicated in fee title.

57. Provide an internal east-west connector street between 141st Street and 136th Street to provide access to the 136th Street and Rio Verde intersection.

Water and Wastewater:

58. The name of the development in the cover page identifies as "Fiesta Ranch". However, the report content identifies the development as Wildcat Ridge. Please update.
59. Exhibit 4 – Force Main Data: The gravity sewer line near LS47 as well as LS47 wet well need to be evaluated for flows from Reata Ranch and Wildcat.
60. Exhibit 4 – Force Main Data: Update all sewer demand calculation using a peaking factor of "4" per DSPM Section 7-1.403.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

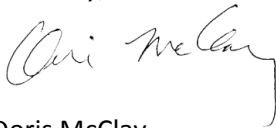
In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **6-ZN-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised Narrative for Project

☒ Development Plan:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ NAOS Plan:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Slope Analysis:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Other Supplemental Materials:

TIMA

Technical Reports: Please include one (1) digital copy with each report

- ☒ _____ Revised Drainage Report:
- ☒ _____ Revised Storm Water Waiver:
- ☒ _____ Revised Water Design Report:
- ☒ _____ Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.